



# HAWKESFORD JAMES



## Fairleas

Sittingbourne, Kent, ME10 4LS

price: Offers Over £350,000 Freehold



Pleasantly positioned in a quiet residential area within walking distance of popular schools, this charming four-bedroom home enjoys views of open farmland to the rear. Thoughtfully extended, it boasts a sociable layout perfect for family living and entertaining guests.

Upon entering, you are greeted by a welcoming entrance hall with stairs leading to the first floor. Glazed internal doors flood the space with natural light and open into a spacious lounge featuring a cosy fireplace. An adjoining dining area, with patio doors overlooking the rear garden, seamlessly connects to the well-equipped kitchen, providing ample storage. A guest cloakroom completes the ground floor.

The first-floor hosts four generously sized bedrooms and a modern bathroom with both a bathtub and a separate shower cubicle.

The well-maintained rear garden, nurtured by the current owners, features a variety of established plants and shrubs. A patio area overlooks the lawn, complemented by a wooden shed for additional storage. Gated access leads to the front of the property.

Additional highlights include a garage en bloc, a front garden, UPVC double glazing, and gas-fired central heating.

This exceptional home is ideal for a growing family, with nearby schools and easily accessible amenities. Sittingbourne's mainline railway station is approximately 1.5 miles away. Excellent transport links make commuting convenient, with Canterbury just 17 miles away and London approximately 45 miles away, making this an ideal choice for busy professionals.



Sittingbourne is renowned for its vibrant leisure offerings, including the Swallows Leisure Centre, the Avenue Theatre, a scenic light railway, and a cinema and bowling complex, promising residents a dynamic and fulfilling lifestyle.

#### Features:

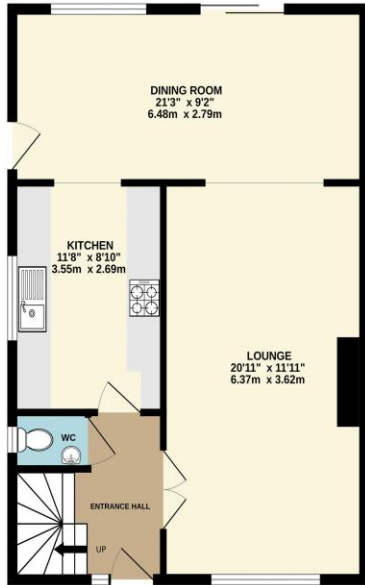
- Extended Detached House
- Four Bedrooms
- Open Plan Living Area
- Downstairs W.C
- Garage en bloc
- Popular Residential Area
- Close to Schools
- Council Tax Band: D
- EPC Rating: 69 | C
- Freehold

#### Identification Checks:

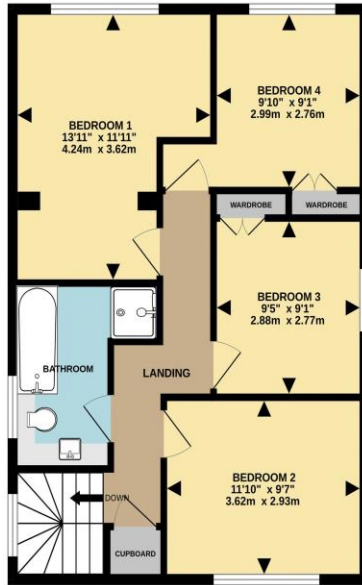
In compliance with Anti-Money Laundering Regulation (AML), it is imperative that we conduct thorough identification checks for every purchaser. These checks will be facilitated by a trusted third-party provider, incurring a fee of £30 including VAT per purchase. Please be advised that this fee is payable in advance and is non-refundable. Kindly note that we are unable to issue a memorandum of sale until these statutory obligations have been diligently met.



GROUND FLOOR  
618 sq.ft. (57.5 sq.m.) approx.



1ST FLOOR  
622 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA: 1241 sq.ft. (115.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

**Disclaimer:**  
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate. Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts

